

# FOR LEASE - RETAIL

## Red Run Plaza

34843-34863 Schoenherr Rd, Sterling Heights, MI



**Space** Retail/Restaurant

**Size** 1,210-7,590 SF

**Asking Rate** \$12 SF NNN + (\$5 NNN)

### TRAFFIC COUNT (VPD)

Schoenherr Rd 26,379

Fifteen Mile 21,733

### HIGHLIGHTS

- Ideal for Financial Institutions, QSR, Fitness, etc.
- End Cap with Potential Drive Thru Opportunity
- Flexible Space Sizes
- High Visibility Monument & Building Signage
- Strong Area Demographics
- Ample parking

JOSH ZEID 248.907.0648 [jzeid@sbre1.com](mailto:jzeid@sbre1.com)

JACOB DOMBROWSKI 947.223.5596 [jdombrowski@sbre1.com](mailto:jdombrowski@sbre1.com)

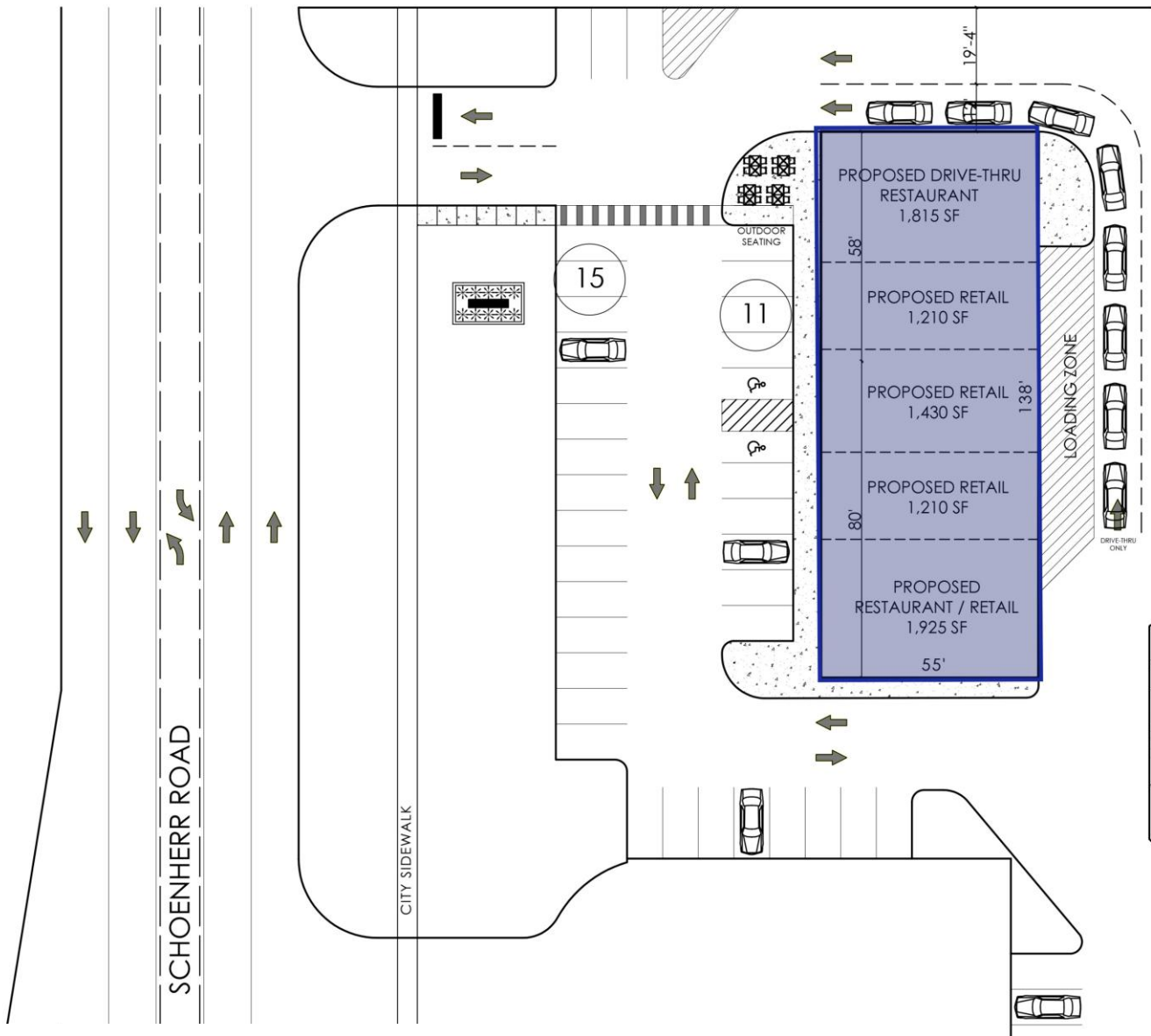


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### SITE PLAN



**SPACE**

**SIZE**

**ASKING RATE**

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SF

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### EXTERIOR PHOTOS



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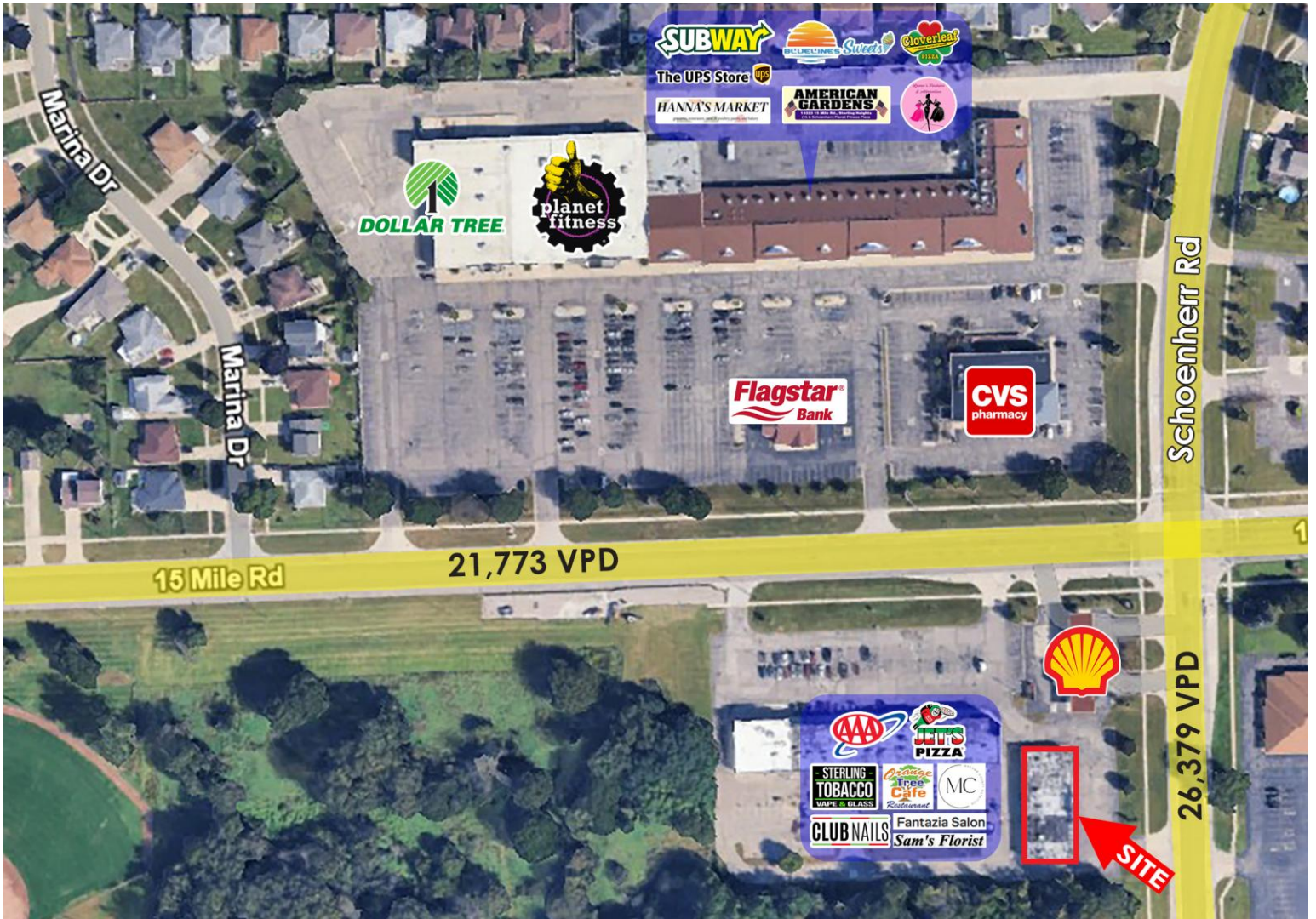


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### LOW AERIAL



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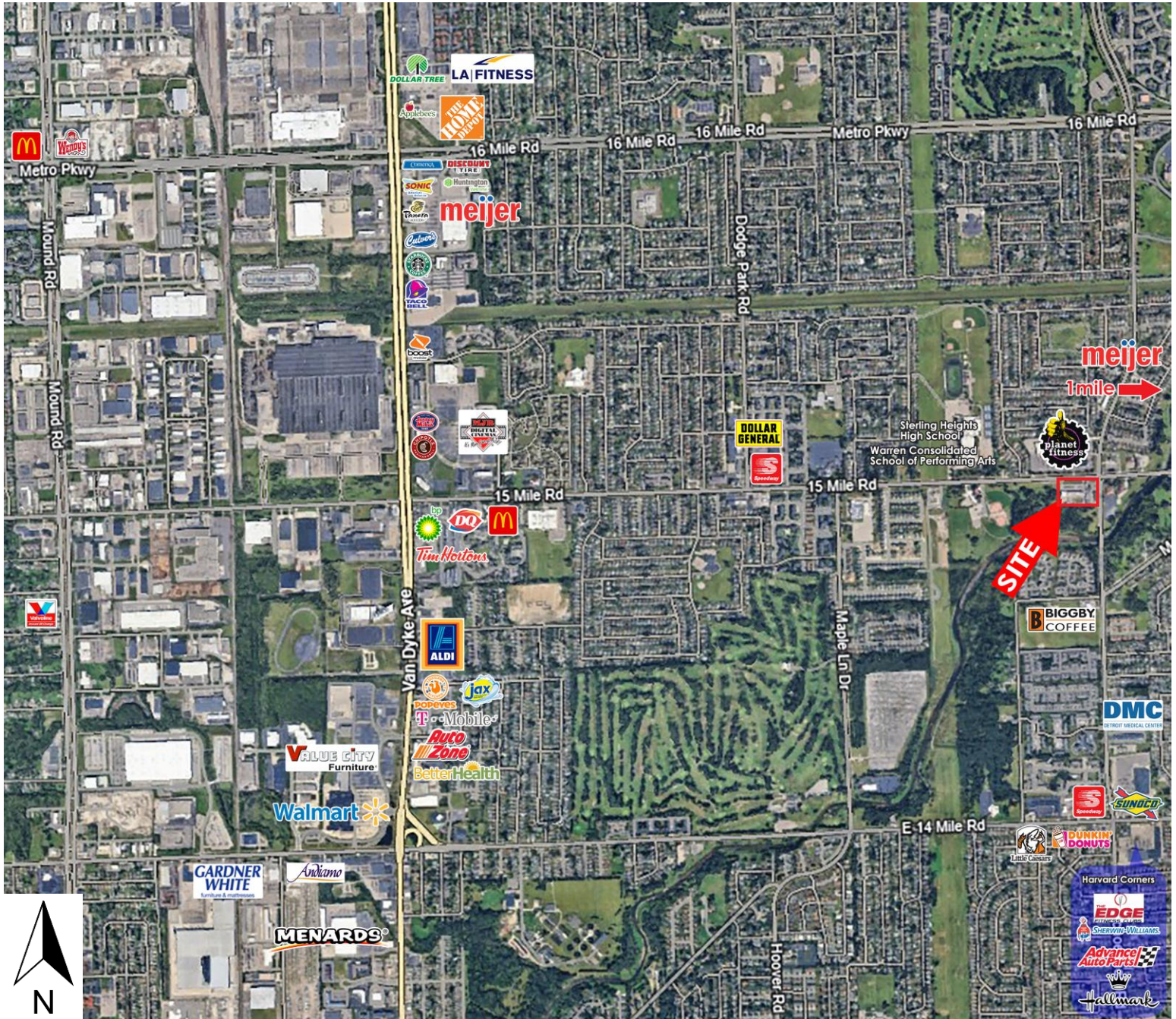


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### HIGH AERIAL



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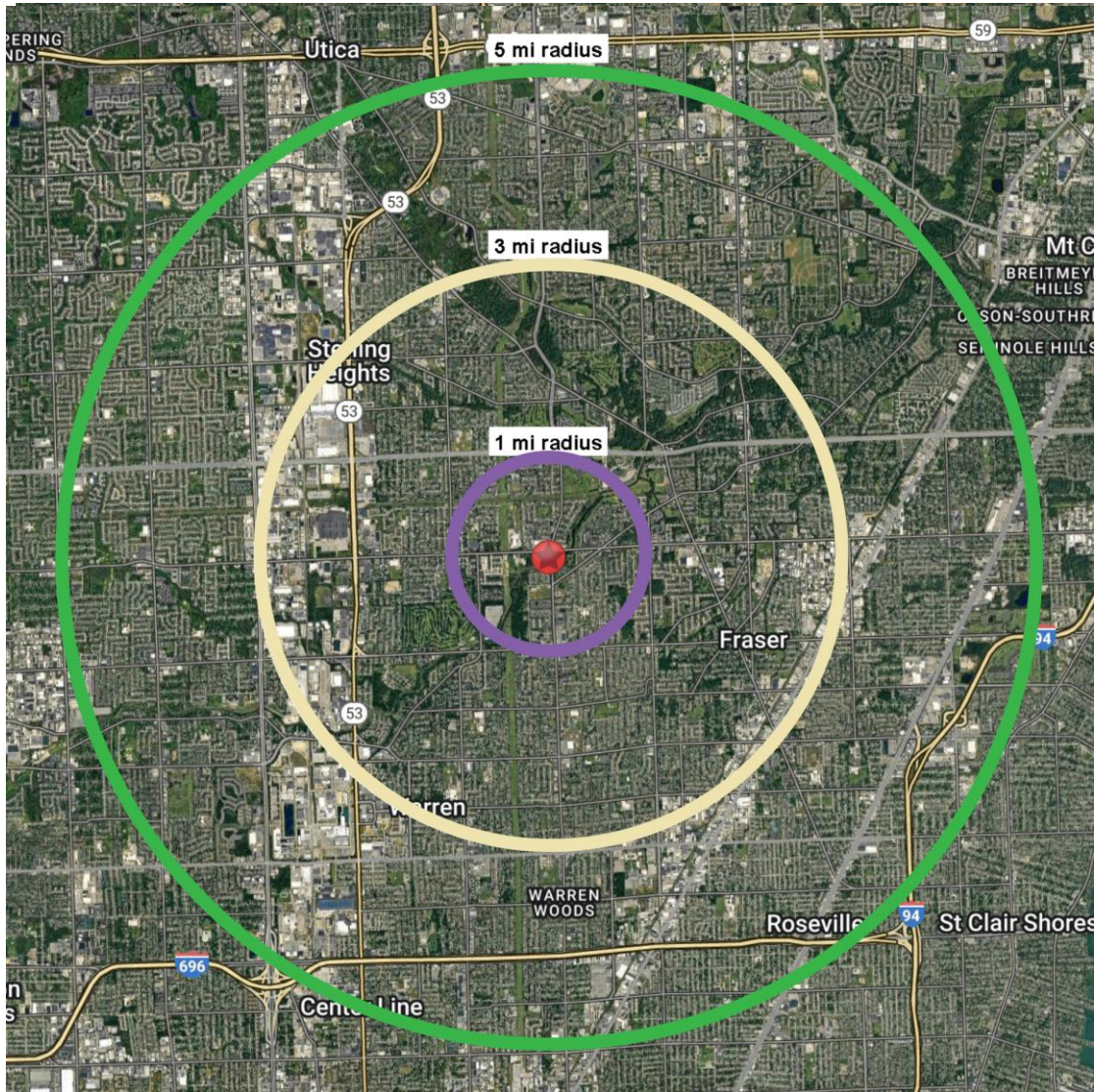


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### DEMOGRAPHICS



Area Demographics	3 Miles	5 Miles	8 Miles
Est Population (2025)	99,931	305,011	758,460
Average HH Income	\$100,730	\$93,975	\$95,185
Households	41,432	126,624	316,358
Median Age	42.9	41.0	40.0

Area Demographics	3 Miles	5 Miles	8 Miles
Total Businesses	2969	9,910	27,498
Daytime Population	41,079	116,592	313,598

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